



6350 E Littleton Rd  
Tucson, Arizona 85756



**FOR LEASE**



**Port of Tucson**

**THE LOCATION FOR RAIL-SERVED  
PROPERTIES IN THE SOUTHWEST**

**CBRE**

# PROPERTY OVERVIEW



The Port of Tucson is a full-service inland port offering unrivaled logistics and warehousing opportunities. With  $\pm 770$  acres of available land, ground-up-ready infrastructure, 1.8M+ SF of improved space, refrigerated storage and distribution, intermodal capabilities, full-service chassis yard, rail-served and rail-dock-served buildings, in-port transloading and locomotive services,  $\pm 10$  miles of loop track, and high-speed transfer switch, the Port of Tucson is capable of serving every transport and warehousing need.

There are no other locations in the Southwest region of the United States that can compete with our comprehensive service capabilities and best practices. We have customs clearing capabilities, foreign trade zone status, and inbound certification providing beneficial tariff classification exemption. Our strategic location puts us less than one hour from Mexico, minutes from air service via the Tucson International Airport, and adjacent to the Interstate 10 trucking route.



$\pm 770$  acre business park zoned for heavy and light industrial.



$\pm 10$  miles of private track infrastructure with  $\pm 2$  miles of frontage on Union Pacific's 'Sunset Route' main line.



Transportation hub for rail and truck traffic with access to Interstate 10,  $\pm$ one mile away.



Strategically located  $\pm 70$  miles from Mexico through Nogales.



[HTTPS://PORTOFTUCSON.COM/](https://portoftucson.com/)

# PROPERTY HIGHLIGHTS

Total Available: ±98,800 SF

Office Size: ±8,800 SF

Clearance Height: 30'

Lighting: Halide

Loading: 6- Dock, 1-Drive-in

Cooling: Evaporative & HVAC

Sprinkler: Wet

Construction: Metal

Year Built: 2001

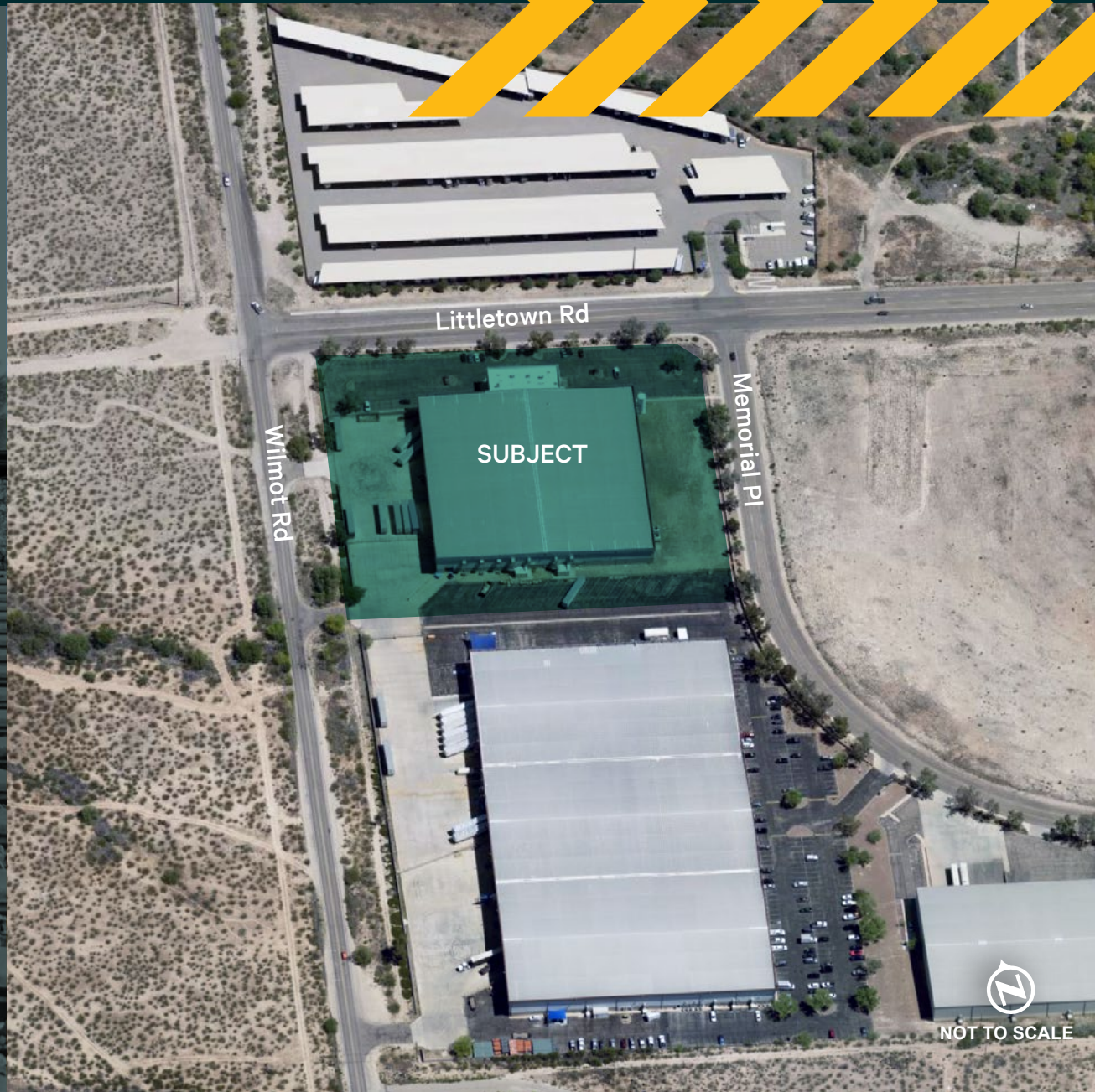
Zoning: I-2, City of Tucson

Parking: ±50 employee, ±40 trailer

Intermodal capabilities

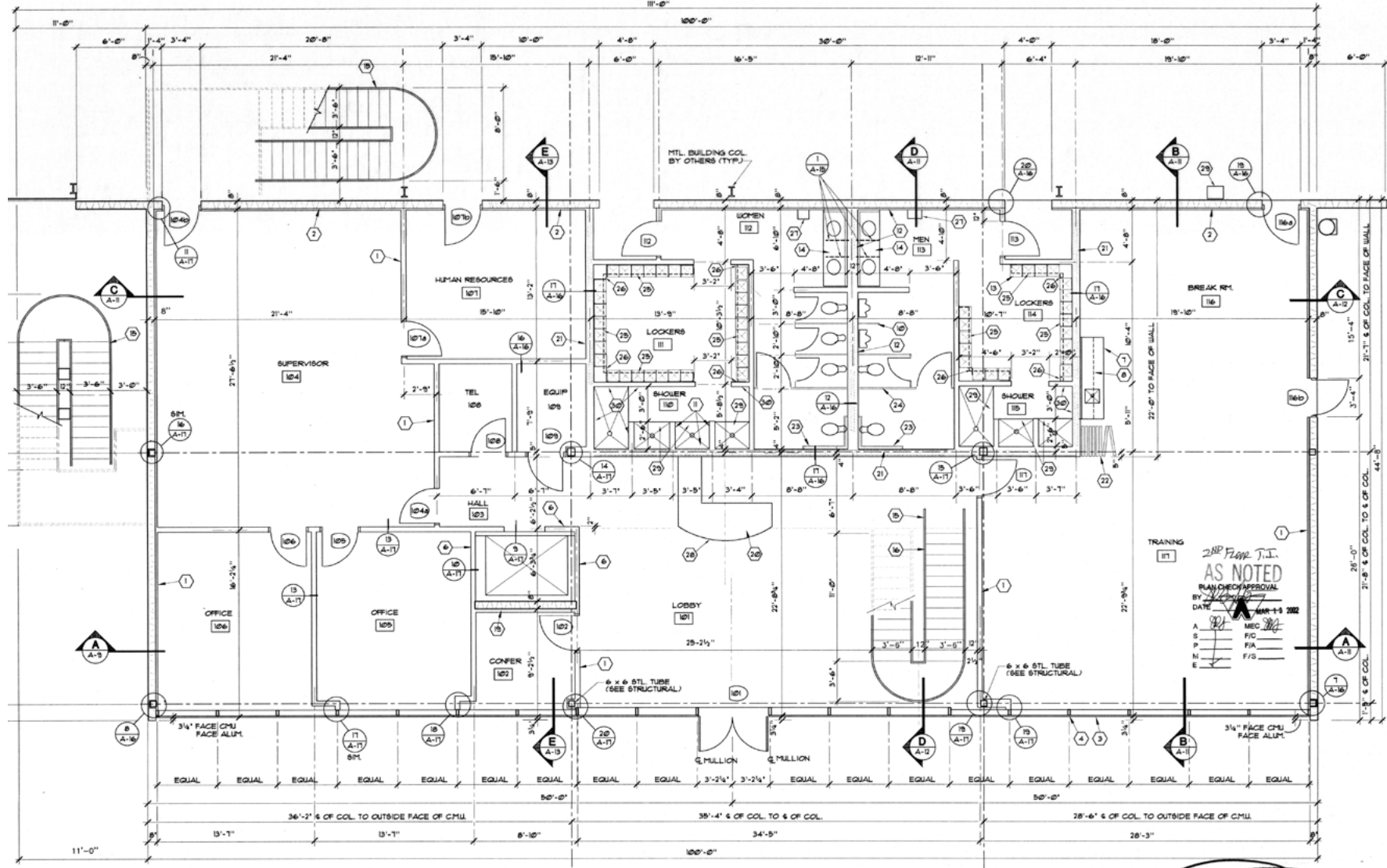
Free Trade Zone

**INQUIRE FOR PRICING**



NOT TO SCALE

# OFFICE FLOOR PLAN | 1ST FLOOR



## YNOTES

- 1" 20 GA. MTL. STUDS • 24" O.C. WITH 5/8" GWB - TAPE, URE AND PAINT GWB.
- GWB, TAPE TEXTURE AND PAINTED ON 3/4" MTL. FURRING 1/2" FOAM INSULATION IN WALL
- 10 INSULATED GLASS-SEE SPECS
- 1AN WALL ALUM. "KAINEER" 1" DEEP-SEE SPECS
- 1AN WALL ALUM. "KAINEER" 10" DEEP-SEE SPECS
- SYTRUM CO. 2 HR. FIRE RATED SHAFT ENCLOSURE SYSTEM
- STIC LAMINATE BASE CABINET - SEE ROOM ELEVATIONS
- STIC LAMINATE WALL CABINET - SEE ROOM ELEVATIONS
- ET STALL PARTITION-SEE SPECS
- AL SCREEN- SEE SPECS

- 11 CERAMIC TILE SHOWER ENCLOSURE - TILE SET ON TILE BOARD ( TYPICAL ALL SHOWERS )
- 12 PROVIDE MR. GUB ADJACENT TO AND BEHIND ALL PLUMBING FIXTURES
- 13 12" STACKED LOCKERS
- 14 SINK COUNTER W/ 4" BACKSPLASH
- 15 STEEL STAIR
- 16 STAINLESS STEEL STAIR RAIL, PAINTED RAILS AT OTHER STAIRS
- 17 WOOD VENEER BASE CAB. W/ TOP AND SINK. PROVIDE SELF CLOSING HIDDEN HINGES, WIRE PULLS ETC PER ELEVATIONS AND SPECIFICATIONS
- 18 WOOD VENEER WALL CAB. W/ BACKS IN WALL. PROVIDE SELF CLOSING HIDDEN HINGES, WIRE PULLS ETC PER ELEVATIONS AND SPECIFICATIONS

- 19 8" CMU SHEAR WALL
- 20 RECEPTION DESK
- 21 STAGGERED STUD SOUND DEADENING WALL
- 22 FOLDING PARTITION PER SPECIFICATIONS
- 23 SIDE GRAB BAR 1 1/2" x 42" LONG SS. WITH 8.8 GRAB BAR 1 1/2" x 36" LONG AT REAR
- 24 STAINLESS STEEL STAIR RAIL
- 25 8" HIGH x 8" DEEP LOCKER BASE COVERED W/ COVERED TILE BASE
- 26 PROVIDE 8MT. MTL. CLOSERS TO MATCH LOCKERS AT ALL LOCKER TO WALL CONDITIONS
- 27 SURFACE MOUNTED PAPER TOWEL AND TRASH RECEPTACLE - PER SPECS.

- 28 MILLWORK SUB-CONTRACTOR SHALL PROVIDE A TEMPLATE OF FRONT DESK FOR TILE SETTER PRIOR TO TILE INSTALLATION.
- 29 ELECTRIC WATER COOLER- ADA COMPLIANT - SEE PLUMBING DRAWINGS
- 30 SHOWER CURTAIN ROD AND SHOWER CURTAIN PER SPECIFICATIONS
- 31 ALL WALLS IN SHOWER AREAS SHALL HAVE CERAMIC TILE FULL HEIGHT ON TILE BACKER BD.

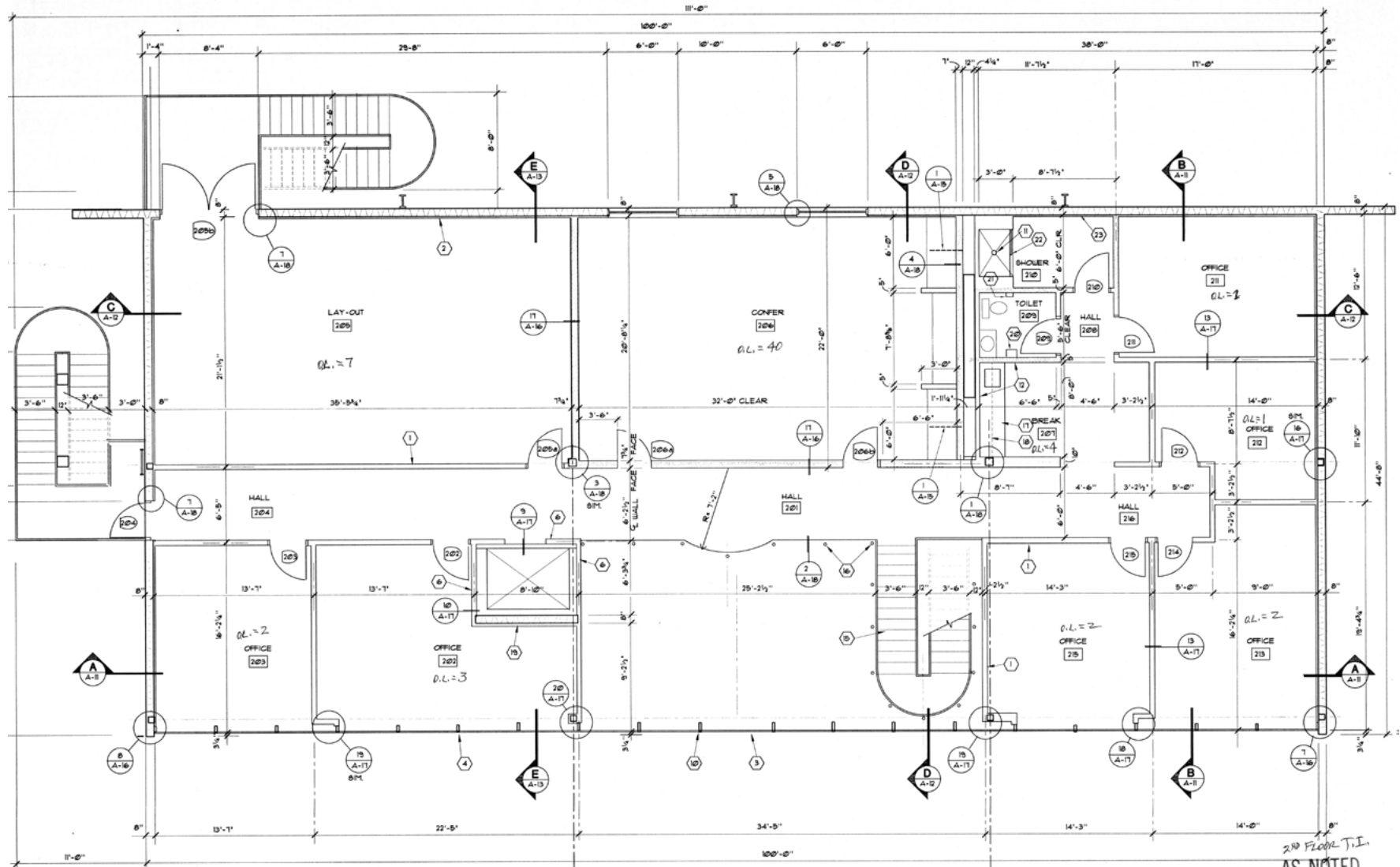
APPROVED PLANS MUST BE KEPT ON JOB AT ALL TIMES  
Development Services Center

**EXISTING**  
FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

NORTH  
↓

TRAINING 101  
2007 Flagg, J. J.  
**AS NOTED**  
PLAN CHECK PERIOD  
DATE: MAR-13-2002  
A. MEC  
S. FIC  
P. FIA  
N. F/S  
E. F/S

# OFFICE FLOOR PLAN | 2ND FLOOR



## NOTES

- \* 20 GA. MTL. STUDS @ 24" O.C. WITH 5/8" GUBB-TAPE, TEXTURE PAINT GUBB.
- WBS, TAPE TEXTURE AND PAINTED ON 1/2" MTL. FURRING WITH DAM INSULATION IN WALL.
- D INSULATED GLASS-SEE SPECS
- AN WALL ALUM. "KAUNEER" 1" DEEP-SEE SPECS
- AN WALL ALUM. "KAUNEER" 10" DEEP-SEE SPECS
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- TIC LAMINATE WALL CABINET - SEE ROOM ELEVATIONS
- IT STALL PARTITION-SEE SPECS
- I. SCREEN- SEE SPECS

- (11) CERAMIC TILE SHOWER ENCLOSURE- TILE SET ON TILE BOARD-DUROCK OR EQ. (TYPICAL ALL SHOWERS) PROVIDE 1/4" GUBB ADJACENT TO AND BEHIND ALL FLUSHING FIXTURES
- (12) 12" STACKED LOCKERS ON 5" RAISED TILE BASE
- (13) SINK COUNTER W/ 4" BACKSPASH
- (14) STEEL STAIR
- (15) STAIR RAIL - STAINLESS STEEL IN LOBBY-PAINTED STEEL AT OTHER STAIRS
- (17) WOOD VENEER BASE CAB. W/ TOP AND SINK- PROVIDE SELF CLOSING HIDDEN HINGERS, WIRE PULLS ETC PER ELEVATIONS AND SPECIFICATIONS

- (16) WOOD VENEER WALL CAB. W/ BACKING IN WALL- PROVIDE SELF CLOSING HIDDEN HINGERS, WIRE PULLS ETC PER ELEVATIONS AND SPECIFICATIONS
- (18) 8" CMU SHEAR WALL
- (20) ELECTRIC HAND DRYER
- (21) TOILET PAPER DISPENSER
- (22) GLASS SHOWER DOOR PER SPECS
- (23) TOWEL BAR PER SPECS

OCCUPANT LOAD = 63  
**SECOND FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



2ND FLOOR T.I.  
**AS NOTED**  
 PLAN CHECK APPROVAL  
 BY: [Signature]  
 DATE: MAR 13 2002

APPROVED PLANS  
 MUST BE KEPT ON  
 JOB AT ALL TIMES  
 Development Services Center

# PHOTOS



6350 E LITTLETOWN RD

PHILIPS  
AVENT  
Kimberly-Clark

E Littletown Rd

S Wilmot Rd

PORT OF TUCSON

Biagi Bros.

Wilmot

kloeckner metals

S Kolb Rd

amazon  
Fulfillment Center

E Valencia Rd

Keefe Group

Biagi Bros.



UNION PACIFIC RAILROAD



E Benson Hwy

E Benson Hwy

S Kolb Rd



NOT TO SCALE

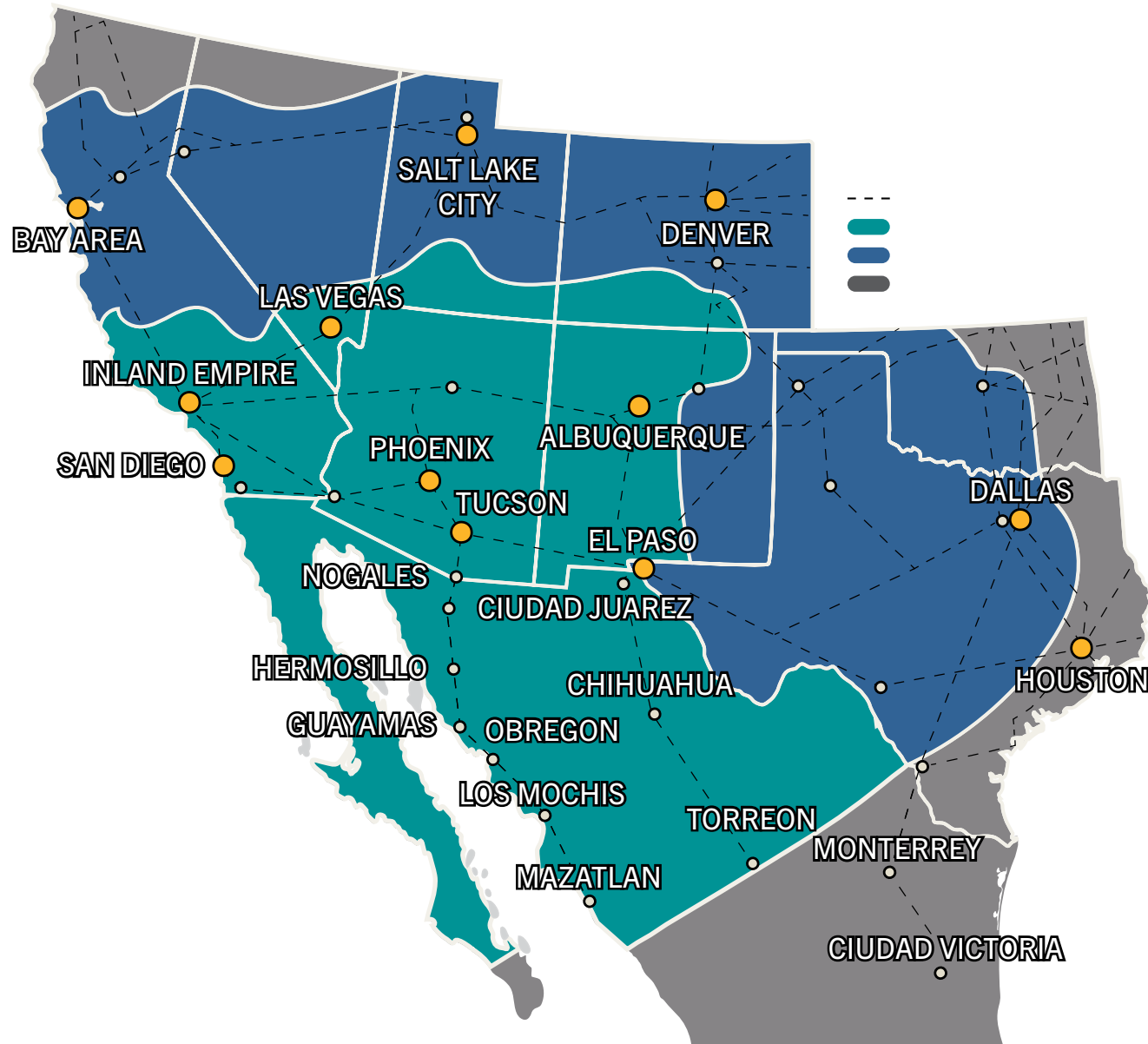
# HIGHWAY & RAIL TRAVEL TIMES

## HIGHWAY TRAVEL TIMES FROM TUCSON

City	Miles	Time
Phoenix	113	1.72
El Paso	318	4.63
San Diego	407	5.92
Las Vegas	410	6.28
Inland Empire	446	6.58
Albuquerque	449	6.62
Salt Lake City	772	11.82
Bay Area	866	13.23
Dallas	952	13.82
Houston	1,064	15.23
Nogales	60	1
Hermosillo	180	3
Guayamas	260	5
Ciudad Obregon	330	6.5
Los Mochis	480	9
Mazatlan	730	12.5

## HIGHWAY TRAVEL TIMES FROM CIUDAD JUAREZ

City	Miles	Time
Chihuahua	225	4
El Torreon	520	8.5



# STRATEGIC LOGISTICS HUB



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Tucson, Arizona 85756



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